

**READINGTON TOWNSHIP PLANNING BOARD MINUTES**  
**VIRTUAL REGULAR MEETING**  
**April 12, 2021**

The Meeting was called to order by Vice-Chair Duffy at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

VICE CHAIR DUFFY ANNOUNCED THAT IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

**ROLL CALL**

Board Members in Attendance:

Cook, J.  
Duffy, E.  
Filler, C.  
Fort, B.  
Mueller, A.  
John, C.  
Rohrbach, T.  
Hindle, J.

**Board Members Absent**

Albanese, J.  
Allen, J.  
Monaco, R.

**Others Present:**

Board Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan, Board Engineer Rob O'Brien, Environmental Consultant Mark Herrmann for Board Environmental Consultant Jack Szczepanski, Board Traffic Engineer Jay Troutman, Board Aviation Consultant Nick Brown and Board Secretary Ann Marie Lehberger

**MINUTES**

Ms. Duffy abstained. Ms. Filler moved, and Mr. Cook seconded a motion to approve the March 2, 2021 Special Meeting minutes. The motion carried unanimously.

Ms. Duffy abstained. Mr. Cook moved, and Mr. Mueller seconded a motion to approve the March 9, 2021 Special Meeting minutes. The motion carried unanimously.

Mr. Cook moved, and Mr. Mueller seconded a motion to approve the March 22, 2021

minutes. The motion carried unanimously.

### **RESOLUTIONS**

There were no resolutions presented for Board consideration.

### **PUBLIC HEARING**

#### **Solberg Aviation Company**

Appl# PB18-014- Preliminary & Final Major Site Plan- Paving and Rehabilitation of Runway and associated improvements  
Block 56 Lots 3 & 6

Ms. Fort recused herself from the application and left the meeting.

Attorney Martin Newmark was present on behalf of the applicant. Mr. Newmark stated that this was a continuation from the March 8, 2021 meeting and gave a brief update of where they had left off with the application. He explained that the testimony was completed but the matter was carried to address a few outstanding items including the right-of-way dedication. Mr. Newmark further explained that as a result, there is a change in the distance from the proposed drainage structure to the right-of-way which will increase the extent of the variance being requested. He noted that the applicant's planner will provide testimony on the variance and describe the landscape plan.

Board Attorney Jon Drill noted there were two new reports received from the Board's planner and engineer that should be addressed.

The following individuals were present and previously sworn for the applicant:

Dennis Yap, PE, applicant's engineer

John McDonough, PP, LA, applicant's planner and landscape architect

It was noted that Board's professionals were previously sworn and remained under oath.

The applicant's engineer, Mr. Yap, stated that the applicant would comply with the comments in the April 7, 2021 report of the Board Engineer Rob O'Brien.

In addition, Mr. Newmark noted that the applicant agrees to remove all soil from the site.

Board Attorney Drill read the condition regarding the traffic route for construction vehicles drafted by the Board's traffic engineer Jay Troutman and approved by the applicant into the record as follows.

" All construction vehicles shall use Readington Road (County Route 620) and the first 500 feet of Thor Solberg Road (as measured from the Readington Road intersection) to access the property using the existing gravel road that is located along Thor Solberg Road approximately 500 feet north from Readington Road. There shall be no construction vehicle access to the property from Lightfield Road. The intent of this condition is to

minimize construction vehicle traffic impacts to the local roadways of Readington Township and to keep construction vehicles on higher order 500 and 600 series counter roadways as much as possible.”

Vice Chair Duffy requested that wording also be added to the condition that a copy of these instructions be provided to all construction vehicle drivers.

The Board reviewed the memo of the Board Planner Michael Sullivan dated April 6, 2021.

Board Planner Michael Sullivan explained that there is some conflicting information on the surveys that were submitted with the site plan application noting that accuracy is needed in the boundary survey for the right-of-way dedication.

Board Engineer Rob O’Brien stated that he received an updated survey from Morgan Engineering at 11:00 a.m. this morning and was not able to review it.

Board Planner Michael Sullivan stated that he would like to see certification on the survey that the conditions shown are accurate.

Board Engineer Rob O’Brien confirmed that it will affect the right-of way dedication.

Vice Chair Duffy requested that the applicant continue with the testimony and return to this issue for further discussion.

Mr. McDonough, the applicant’s planner and landscape architect was present. It was noted that he was previously sworn and remained under oath. Referencing the landscape plan for the detention basin that was submitted with the application, Mr. McDonough explained that there will be no plantings in the bottom of the basin. He stated that the entire perimeter will be treated with a fescue mix noting that this is not attractive to animals.

Mr. McDonough submitted an exhibit that was marked into evidence as follows:

A-6 Two-page gallery of photographs of proposed planting examples

Mr. McDonough explained that the overall intent of the planting mix that is proposed is to create a prairie effect that will provide visual interest and mimic the landscaping that currently exists. He also stated that taller plantings are proposed around the hardware to the basin to screen them with the remaining landscaping to be the fescue mix. The applicant agreed to work with the Board’s planner regarding the landscape plan for the basin and add additional plantings if deemed necessary.

The Board questioned what would be done if any weeds or grass grew in the sand bottom of the basin. Mr. McDonough confirmed that there is an operation and maintenance plan for the basin to address that.

In response to a question of the Board, the applicant's engineer confirmed that there would be no use of pesticides or herbicides in the maintenance of the basin.

Mr. McDonough provided planning testimony regarding the variance explaining that the front yard setback has increased as a result of the 25-foot roadway dedication but the physical setback from the roadway itself remains the same as when testimony was provided at the previous meeting. He further explained that the deviation has increased due to the applicant complying with the ordinance to provide the required right-of-way dedication.

Vice-Chair Duffy opened the public portion of the meeting for questions of Mr. McDonough.

There were no questions from the public.

Vice Chair Duffy noted as indicated in the report of the Board's planner, an accurate survey is needed to confirm that the right-of-way dedication does not impact to the airport safety zone for runway 13-31.

Gavin Nagle, the project manager for the applicant was sworn and confirmed that they could provide the necessary property line and right-of-way setback information that should clarify and satisfy the questions of the Board professionals.

Board Planner Michael Sullivan clarified what was needed to accurately document this information.

The Board discussed a proposed condition similar as noted in the Board Planner's report as follows: "The applicant should provide a surveyed detail of the existing and proposed conditions relative to the Lightfield Road property line, proposed Lightfield Road ROW and the physical end of runway 13-31. This detail should be dimensioned to ensure clarity and sufficient basis upon which a zoning map amendment may be based, if necessary."

Mr. Nagle requested that they be able to commence construction prior to satisfying this condition within a reasonable time frame to not avoid any delays in the project.

The Board discussed and agreed that that this survey work must be completed prior to construction.

Vice Chair Duffy opened the public portion of the meeting for questions of Mr. McDonough and Mr. Nagle.

Michele Jaunarajs, Pulaski Road questioned if the issue regarding construction vehicle access was resolved. Board Attorney Drill re read the condition into the record for clarification.

Vice Chair Duffy opened the public portion of the meeting for comments.

There were no comments from the public.

Mr. Newmark provided closing comments.

The applicant agreed that all conditions including those regarding the survey would be resolved prior to commencing construction.

The Board discussed whether they would consider the grant of Preliminary approval only or if Preliminary and Final could be granted at this time.

Board Attorney Drill reviewed the conditions of approval.

The Board agreed that Preliminary and Final Major Site Plan with Variances could be considered because the applicant will need to satisfy all the specified conditions to the satisfaction of the Board's professionals and plans will need to be signed before any construction could commence.

Mr. Cook moved, and Mr. Mueller seconded, a motion to approve the application for Solberg Aviation Company for Preliminary & Final Major Site Plan with Variances subject to the conditions discussed. The roll call vote follows:

<b>Member</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>	<b>Not Eligible</b>	<b>Recused</b>
Albanese								<b>X</b>
Allen								<b>X</b>
Cook	<b>X</b>		<b>X</b>					
Filler			<b>X</b>					
Fort								<b>X</b>
John			<b>X</b>					
Mueller		<b>X</b>	<b>X</b>					
Duffy			<b>X</b>					
Monaco								<b>X</b>
Rohrbach Alternate #1			<b>X</b>					
Hindle Alternate #2			<b>X</b>					

The Board took a brief break and returned at 9:05 p.m.

Chair Monaco, Mr. Albanese, Ms. Allen and Ms. Fort rejoined the meeting.

Ms. Duffy recused herself and left the meeting.

## **EXECUTIVE SESSION**

### **EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, N.J. S.A. 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters;

**WHEREAS**, the Board is about to discuss such a matter, specifically a matter falling within the attorney-client privilege where confidentiality is required for the Board Attorney to exercise his ethical duties as a lawyer with respect to attorney-client privileged legal advice on the application of Chubb INA Holdings, Inc. and Rosedale and Rosehill Cemetery Association.

**WHEREAS**, this Board believes the public should be excluded from those.

**NOW, THEREFORE**, be it resolved by the Readington Township Planning Board on April 12, 2021 that this Board now go into closed session and the public be excluded and that the Board believes that the discussions conducted in the closed session may not be disclosed to the public because they will involve attorney-client privileged advice and information.

Ms. Filler moved, and Ms. Fort seconded to adopt this resolution. The motion carried unanimously.

Ms. Rohrbach moved, and Mr. Mueller seconded a motion to come out of closed session. The motion carried unanimously.

## **ADJOURNMENT**

Mr. Mueller moved, and Ms. Fort seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 10:30 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Board Secretary